

ISTRIA ADRIA

Pot za Brdom 102, 1000 Ljubljana

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Code :	15290
Location :	Labin
Building size :	220 m2
Lot size :	700 m2
Garden size :	0.00 m2
Distance from center :	1000 m
Distance from sea :	5000 m
Number of bedrooms :	5
Number of rooms :	5
Number of bathrooms :	4
Parking :	Yes
Air conditioning :	Yes
Energy efficiency :	Not specified

Price : 360.500 €

Labin – House with 3 Apartments, 220 m², Land Area 700 m², Excellent Investment

A spacious house with proven tourist potential is for sale in a quiet location in Labin, just 1 km from the city center and 5 km from the beautiful beaches in Rabac.

The property has been successfully used for tourist rentals for years and, thanks to its excellent location, achieves high occupancy during the season. It is ideal for investors, tourist rentals, or a combination of living and renting.

Key Features:

Living Area: 220 m²

Land Area: 700 m²

3 separate residential units

5 bedrooms

4 bathrooms

Traditional Istrian tavern with a fireplace

Garage and covered parking space

Large private parking area for multiple vehicles

Possibility to build a pool

Quiet location close to all amenities

Location Advantages:

In the immediate vicinity, there are shops, a school, a bank, a post office, a health center, and all other facilities necessary for a comfortable family life or a successful tourist business.

The property is ideal for:

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Tourist rental of apartments

A combination of living and renting

A larger family or multiple generations under one roof

Investors looking to develop a tourist property

The house requires certain investments and modernization, providing the new owner with the opportunity to arrange it according to their own preferences and further increase the property's value.

An excellent investment opportunity in one of the most sought-after tourist regions of Istria.

For more information, please